

a twenty (20) percent grade where, in the discretion of the building official, topography makes eighteen (18) percent impracticable, or when a variance for a steeper driveway is granted by the planning commission.

- (c) Shall be located so as to provide a driveway not less than eighteen (18) feet in length entirely on private property, measured along its shorter side, unless a variance is granted by the planning commission.
 - (d) A plan and profile of the driveway shall be submitted to the building department for approval, and inspection is required prior to paving.
 - (e) Variance applications shall be in conformance with the zoning ordinance.
- (Ord. No. 630, § 3, 6-26-78)

Sec. 7-17. Grading for drainage.

(a) Grading shall be performed around every building so as to provide a slope away from the building with a minimum grade of one-half inch per foot for a distance of at least thirty (30) inches from the building. If the grade on the exterior edge of any building is higher than the grade beneath any portion of the building, some means of draining liquid substances from under the building shall be provided, such as drain tile or exterior grading to a point lower than the exterior grade of the building.

(b) Drain tile and the proper sealing of subsurface basement walls shall be required to protect buildings from damage by moisture or drainage of liquid substance.

(c) When, in the opinion of the building official, site drainage may cause moisture damage to a building, a waterproof membrane may be required under concrete slabs and slab reinforcement may be required.

(d) All runoff from improved surfaces shall be collected and piped into the city storm drain system or disposed of as approved by the administrative authority.

(Ord. No. 630, § 6-26-78; Ord. No. 754, § 3, 11-12-86; Ord. No. 838, § 3, 1-8-91; Ord. No. 899, § 1, 12-18-95)

Sec. 7-18. Sewer backflow prevention.

When sanitary sewer laterals, pipes or piping serve fixtures within a building and any floor on which fixtures are located is below the level of the top of the nearest upgrade or upstream manhole of the main sewer, they shall be protected from the backflow of sewage by the installation of an appropriate number of approved type backwater valves. The backwater valves shall be accessible for inspection and repairs and unless continuously exposed by suspension inside the building shall be enclosed in a watertight masonry pit fitted with a removable cover.

(Ord. No. 630, § 3, 6-26-78)

Sec. 7-19. Sewer lateral cleanout.

When a main sewer is located in the street, alley or easement, there must be provided a cleanout brought up flush with the sidewalk level next to the curb; and if no curb or sidewalk exists, then the cleanout must be located inside the lot line. Riser shall be of cast iron, the same size as the drain it serves, brought up to the level of the ground by a wye and branch fittings, and top of same to be provided with a regulation brass cleanout. If the sidewalk space mentioned is entirely concrete, then a cast-iron sidewalk box, with loose cover fitted with brass screws, shall be installed. The maximum size for a cleanout plug shall be four (4) inches.

(Ord. No. 630, § 3, 6-26-78)

Sec. 7-20. Reserved.

ARTICLE IV. CONSTRUCTION REGULATIONS

DIVISION 1. BUILDING CODE

Sec. 7-21. Adopted; exceptions; purposes for exceptions.

7-21-01. Adopted. The California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24), incorporating the latest editions of the model codes, and amendments and modifications thereto, entitled Administrative, Fire and Life Safety and Field Inspection Provisions, Vol-

ume 1, including Appendix Chapter 3, Div. II, Chapter 15, Chapter 18, Chapter 31, Div. II and III, Chapter 34, Div. III, the Structural Engineering Design Provisions, Volume 2, and Material, Testing and Installation Standards, Volume 3 hereinafter collectively called the Building Code by this reference is incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters therein contained except as otherwise provided in this article.

7-21-02. Exceptions.

- (a) Sections 101 through 109.6 are not adopted. Article II (1997 Uniform Administrative Code) of chapter 7 of the Belmont City Code shall apply to these sections.

- (b) Section 1503 of the Building Code is amended to read as follows:

The roof covering on any structure regulated by code shall be as specified in Table 15-A and as classified in Section 1504 except that no roof shall be allowed that is less than Class B. The roof covering assembly includes the roof deck or sheathing, underlayment, interlayment, insulation and roof covering which is assigned a roof covering classification.

- (c) Building Code, Section 1900.4.4 is amended to read as follows: The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3-1/2". The slab shall be reinforced with not less than six inch by six inch, ten gauge welded wire fabric or an approved alternate installed at mid-height in the slab over a minimum of 2" of clean washed sand over a minimum 6 mil polyethylene sheeting.

- (d) Building Code, Section 2320.11.3 amended by its replacement with the following:

1. Braced wall lines shall consist of braced wall panels, which meet the requirements for the location, type and amount of bracing specified in Table 23-IV-C-1 and are in line or offset from each other by not more than four feet.

2. Braced wall panels shall start not more than eight feet from each end of a braced wall line.
3. All braced wall panels shall be clearly indicated on the plans.
4. Construction of braced wall panels shall be by one of the following methods:
 - (a) Wood boards of 3/8 inch net minimum thickness applied diagonally on studs spaced not over 24 inches on center.
 - (b) Wood structural panel sheathing with a thickness not less than 5/16 inch for 16 inch stud spacing and not less than 3/8 inch for 24 inch stud spacing in accordance with Tables 23-11-A-1 and 23-1V-D-1.
 - (c) Fiberboard sheathing 4 foot by 8 foot panels not less than 1/2 inch thick applied vertically on studs spaced not over 16 inches on center when installed in accordance with Section 2315.6 and Table 23-11-J.
 - (d) Particle board wall sheathing panels where installed in accordance with Table 23-1V-D-2.
 - (e) Portland cement plaster on studs spaced 16 inches on center installed in accordance with Table 25-1. Limited to single story, R-3 and U-1 occupancies.
5. For cripple wall bracing, see Section 2320.11.5. For methods 1, 2, 3, 4, 5 and 6 each braced wall panel must be at least 48 inches in length, covering three stud spaces where studs are 16 inches apart and covering two stud spaces where studs are 24 inches apart.
6. All vertical joints of panel sheathing shall occur over studs. Horizontal joints shall occur over blocking equal in size to the studding except where

waived by the installation requirements for the specific sheathing materials.

7. Braced wall panel sole plates shall be nailed to the floor framing and top plates shall be connected to the framing above in accordance with Table 23-11-B-1. Sills shall be bolted to the foundation or slab in accordance with Section 1806.6. Where joints are perpendicular to braced wall lines above, blocking shall be provided under and in line with the braced wall panels.

7-21-03. Purpose for exceptions.

The City Council of the City of Belmont finds as follows:

- (a) The administrative provisions of the Building Code are amended to coincide with the Master Fee Schedule adopted by Resolution of the Belmont City Council. Building Code, Chapter 1 is also amended to eliminate redundancies and inconsistencies within the administrative provisions of the various model codes by adopting the 1997 Uniform Administrative Code as the guide for Building Code administrative provisions within the City of Belmont.
- (b) A minimum Class B roof covering is required because of the high fire potential inherent in the topography found in the City of Belmont. The City of Belmont contains many small, narrow streets and is heavily wooded. One of the lessons learned in the Oakland Hills fire was that those homes with fire resistive elements in place, such as fire resistive roof systems, fared much better than non-rated roofs during the conflagration.
- (c) Minimum requirements for concrete slabs on grade are necessary. Due to expansive soil conditions these typical minimum foundation requirements are recommended by soils engineers for foundations constructed in the City of Belmont to avoid damage

due to soil expansion and shrinkage, commonly referred to as differential settlement.

- (d) The amendment set forth is reasonably necessary because of the following conditions:
 1. The City of Belmont is within a very active seismic area (seismic zone 4).
 2. Gypsum wallboard and Portland cement plaster have performed poorly during recent California seismic events.
 3. The shear values for gypsum wallboard and Portland cement stucco contained in the code are based on mono-directional testing.
 4. The limitation on the use of the systems, as set forth in this amendment, until cyclic loading tests which use a more restrictive standard are performed and evaluated, will better prevent damage which can result from local conditions.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 860, § 2, 4-28-92; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

Sec. 7-22. Building security.

All new buildings of groups R-1 and R-3 occupancies, as defined, shall comply with the following minimum security provisions:

- (a) The primary entrance door to any dwelling unit shall be equipped with a peephole or other viewing device. Clear glass or other transparent material qualifies as a viewing device.
- (b) Exterior wooden doors shall be of solid core construction, at least one and three-eighths (1 $\frac{3}{8}$) inches thick. Any transparent or translucent material used on exterior doors shall be approved nonbreakable, or be protected by a metal grate with maximum two-inch openings.
- (c) All exterior doors shall be equipped with a deadbolt lock, having a hardened metal cylinder guard which unlocks from the outside with a key, and unlocks from the inside without the use of a

key, or special knowledge or effort; and the turnpiece, knob or handle shall be located not more than forty-eight (48) inches from the floor. Every deadbolt lock shall have a metal striker plate set in the jamb or mounted securely on the surface. The deadbolt shall penetrate at least five-eighths inch past the surface of the striker plate.

(d) Outside hinges on all exterior doors shall be provided with nonremovable pins. Such hinge pins may be either welded, flanged or secured by a screen which is not accessible when the door is in the closed position.

(e) All sliding glass doors and windows, of which any portions extend within eight (8) feet of the ground, a stairway, ramp or corridor, shall be equipped with an auxiliary locking device. The auxiliary lock shall be either a positive bolt lock or a blockage in the track which immobilizes movement in both directions. Overhead clearance of affected doors and windows, when in the closed position, shall be reduced to one-fourth inch or less.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95)

Secs. 7-23—7-30. Reserved.

DIVISION 2. MECHANICAL CODE

Sec. 7-31. Adopted; exceptions; purpose for exceptions.

7-31-01. Adopted.

The California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24), incorporating the latest edition of the Mechanical Code hereinafter referred to as the "Mechanical Code" is by this reference incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

7-31-02. Exceptions.

Mechanical Code, Chapter 1, Sections 101 through 118.5 and Table 1-A are not adopted.

Article II (the Administrative Code) of Chapter 7 of the Belmont City Code shall apply to these sections.

7-31-03. Purpose for exceptions.

The administrative provisions of the Mechanical Code are amended to coincide with the Master Fee Schedule adopted by Resolution of the Belmont City Council. Chapter 1 is also amended to eliminate redundancies and inconsistencies within the administrative provisions of the various model codes by adopting the 1997 Uniform Administrative Code as the guide for building code administrative provisions within the City of Belmont. (Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

Secs. 7-32—7-40. Reserved.

DIVISION 3. PLUMBING CODE

Sec. 7-41. Adopted; exceptions; purpose for exceptions.

7-41-01. Adopted.

The California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24), incorporating the latest edition of the Plumbing Code including Appendices A, B, C, D, H, I & K, hereinafter referred to as the "Plumbing Code" is, by reference, incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

7-41-02. Exceptions.

- (a) Plumbing Code, Chapter 1, Sections 101.0 through 103.9.5 and Table 1-1 are not adopted. Article II (the Administrative Code) of Chapter 7 of the Belmont City Code shall apply to this section.
- (b) Water Heaters. Section 510.7 of the Plumbing Code is amended to read:

When a water heater is located where damage may result from a leaking water heater, a watertight pan of corrosion resistant material shall be installed beneath the water heater. The pan shall not